

MARSH & MARSH PROPERTIES

92 Green Lane, Greetland, HX4 8BL

£500,000



****ATTENTION TO ALL YOUNG/GROWING FAMILIES & ANYONE NEEDING TO HAVE YOUR OLDER PARENTS CLOSE BY**** Situated in a convenient and popular location is this delightful and extremely well presented FIVE DOUBLE BEDROOM, extended detached family home. This property has undergone extensive modernisation since 2022 to include a large extension, a stunning kitchen, and a stylish bathroom along with a granny flat with an En-suite wet room to suite the needs of an elderly couple/person. With large gardens, highly regarded schools nearby, and the M62 motorway just a few minutes' drive away, this is a property that you should not overlook and therefore an internal inspection comes strongly advised. In brief comprises of; A grand entrance hall, cloakroom, through lounge, superb family living/dining and kitchen area, utility room are all to the ground floor along with the granny flat which has a lounge, double bedroom with an En-suite wet room. To the first floor are four double bedrooms, the house bathroom, storeroom/small office, and access to the storage loft space. Externally there is a driveway to the front for up to four vehicles and a large, enclosed garden. The rear is an amazing, enclosed patio and lawn garden with a large summer house.

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ENTRANCE HALL



To set the precedent for the spec and space throughout the house is this grand hallway with an open and turning staircase. Accessed via a fashionable composite door you step onto an impressive oak wood effect flooring which runs through to the living/kitchen area. There is a useful store cupboard along with an under the stair storage space, mains smoke alarm and access to the downstairs W/C.

LOUNGE 3.5 x 6.1m (11'7 x 19'10)



A spacious and through lounge with dual aspect UPVC windows and two radiators.

DINING KITCHEN & LIVING ROOM 8.4 x 5.6m (27'6 x 18'2)



This is a room with the 'WOW' factor and somewhere that you will most likely spend most of your family time together along with being the perfect place for entertaining, which is magnified by the notable Bi-folding doors which open out to the extensive rear garden. This large open space provides contemporary and modern day living which boasts sitting area, dining area and a stylish fitted kitchen. The kitchen itself has a wide range of wall and base units, along with an island unit and together provide more than enough storage space for this size of property. There are twin electric Bosch ovens at eye level and an induction hob with a down extractor fan which also can act

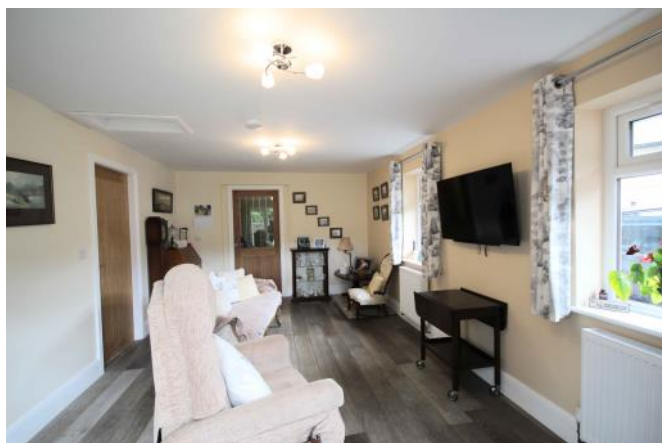
as an air recirculation fan. Integrated appliances include a tall fridge and a dishwasher. The units are complimented by the stunning white quartz worktops along with two separate sinks, one of which is on the island unit, and both have modern chrome mixer taps. To complete this superb part of the property are the ceiling spotlights, the oak effect flooring, and three designer radiators. The Bi-folding doors, two UPVC windows and two Velux windows provide a wealth of natural light.



GRANNY FLAT

A one bedroom Granny flat with a double bedroom and a wet room suitable for a disabled or elderly person.

GF LIVING ROOM 3.4 x 5.7m (11'1 x 18'6)



UTILITY ROOM



A wide range of units provide even more storage and incorporate raised spaces and plumbing for both a washing machine and a tumble dryer along with an integrated tall fridge freezer. The base unit has a matching quartz worktop and a one and a half bowl sink with a chrome mixer tap. To finish the room are ceiling spotlights, extractor fan, oak effect flooring, Velux window and a side elevation UPVC window and door. The combination boiler is house in a cupboard which was installed in 2022.

CLOAKROOM

A modern two piece suite comprises of a low flush toilet and a pedestal sink with splash back tiles. There is a chrome towel radiator, oak effect flooring and a ceiling spotlight.

A spacious room with European Oak flooring, two radiators, mains smoke alarm and a dual aspect outlook from two UPVC windows and UPVC French doors.

GF BEDROOM 3.0 x 4.2m (10'0 x 13'9)



A generous size double room with a radiator and a UPVC window.



BEDROOM ONE 3.2 x 3.0m (10'5 x 9'10)



WET ROOM



A double room with a radiator and a UPVC window.



BEDROOM TWO 2.2 x 3.0m (7'2 x 10'0)

A modern room with tasteful tiling. There is a power shower with a rainfall and handheld shower heads, low flush toilet and a floating sink. A chrome towel radiator, extractor fan, ceiling spotlights and a UPVC window complete the room to a high spec.



LANDING

The turning staircase leads up from the entrance hall to the landing area with a UPVC window. The storage loft space is accessed via a pull down ladder and has lighting.



A double room with a radiator and a UPVC window.

BEDROOM THREE 2.5 x 3.0m (8'4 x 9'10)



A double room with a radiator and a UPVC window.

BEDROOM FOUR 2.3 x 3.0m (7'8 x 9'10)



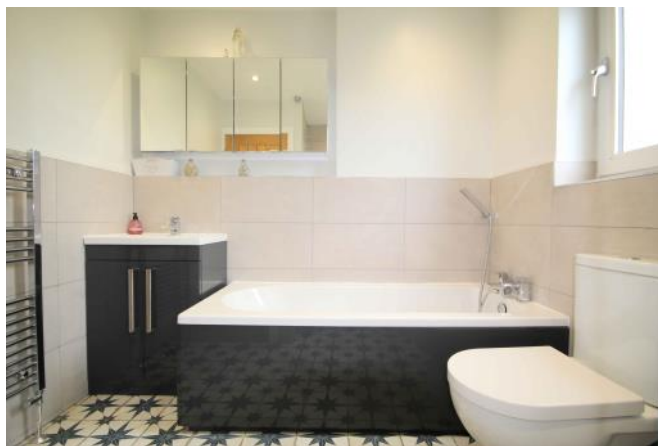
This is a small double room or a generous size single room with a radiator and a UPVC window.

STOREROOM (CB)



A good storage space that could be used as a small office or study. Laminate flooring and a UPVC window.

BATHROOM



This is a modern four piece bathroom suite which comprises of a bath with a chrome mixer tap and shower head, a large walk-in shower cubicle with a rainfall and a handheld shower head, vanity sink unit and a low flush toilet. To finish the room to a high spec are the tasteful wall and floor tiles, chrome towel radiator, ceiling spotlights, extractor fan and a UPVC window.

EXTERNAL



To the front of the property there is a gated driveway for up to four vehicles along with a large, enclosed garden. The rear of the house boasts an extensive enclosed garden with a large patio area and lawn. There is the benefit of external power

sockets, lighting, and a cold water tap.



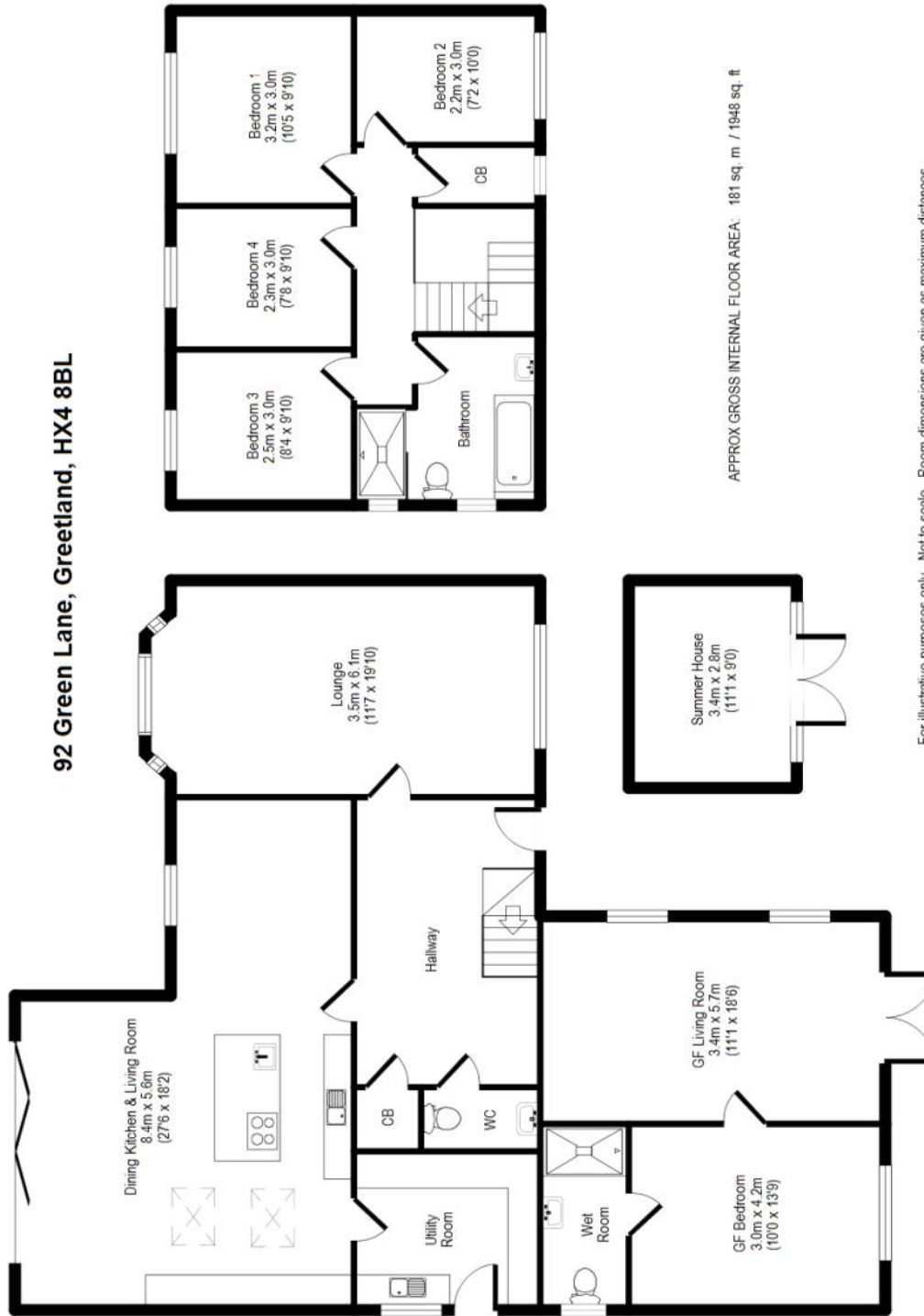
wonderful summer house which boasts power and light and opens itself to several different uses.

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SUMMER HOUSE 3.4 x 2.8m (11'1 x 9'0)

An excellent addition to the rear garden is this

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For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

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You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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